



# Table of Contents

Letter from Mayor Anthony Williams

Table of Contents

List of Figures and Tables

A Vision for Poplar Point

1. Discovering Poplar Point: Gateway, Signature Park, Cultural Destination, Neighborhood Resource

a. Getting There

i. The AWI Framework

ii. A Local and Regional Constituency

b. The Plan for Poplar Point

i. Driving Forces

ii. The Plan

2. Existing Conditions: The Context for the Plan

a. Site Description

b. History of the Site

c. Uses and Ownership

d. Community Setting – Plans and Programs

e. Site Analysis/Urban Design Analysis

i. Open Space

ii. Views

iii. Access, Streets, and Parking

iv. Pedestrian Environment

v. Barriers

vi. Destinations

vii. Building Types

viii. Infrastructure

ix. Environmental Conditions

x. Zoning Analysis

3. The Plan for Poplar Point

a. The Plan Overview

i. Elements of the Plan

b. A Green Gateway to the River

i. Sustainability Principles

ii. Daylight Creeks in Poplar Point

iii. Protect and Restore Wetlands

iv. Infrastructure

v. Green Building

c. A Place of Arrival: Transportation and Trails

i. Multi-Modal Transportation Center for Anacostia

ii. Anacostia Metro Station

iii. Bicycle and Pedestrian Trails

iv. Improved Community Access and Connection

v. Highways and Bridges

d. A Signature Waterfront Park

i. A Walk Through the Park

ii. Park Program

e. A Home to Culture, Community, and History

f. A Link to Neighborhood Vitality

i. Location, Scale, and Design

ii. Targeted Uses

iii. Design Prototypes and Principles

iv. Economic Vitality

g. Phasing and Implementation Strategy

i. Sequence of Actions

ii. Preliminary Cost Matrix

4. Appendix

a. List of Meetings and Workshops

b. Compilation of Sketch Concepts for Poplar Point

c. Acknowledgements



# A N A C O S T I A   W A T E R F R O N T   I N I T I A T I V E